

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Everglades, LLC/Everglade LLC Plat

Case #: 14-P-02

Date: 9/10/02

Comments:

1. No comments.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Everglades, LLC/Everglade LLC Plat

Case #: 14-P-02

Date: 9/10/02

Comments:

No apparent interference will result from this plan at this time.

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SITE PLAN REVIEW AND COMMENT

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Division: Planning

Member: Lois Udvardy
828-5862

Project Name: Everglades, LLC/Everglade LLC Plat

Case #: 14-P-02

Date: 9/10/02

Comments:

Plat approval "Everglades, LLC" Plat/B-1

Plat Note: This plat is restricted to 141 highrise residential units, 4,000 square feet of retail and 125 berth dry storage marina.

1. Plat requires Planning and Zoning Board and City Commission approval.
2. This plat is subject to ULDR Sec. 47-24.5, Subdivision Regulations.
3. Tim Welch, Engineering Design Manager, and Tony Irvine, City Surveyor, will make technical comments regarding the plat. Mr. Welch and Mr. Irvine's signatures are required for pre-Planning and Zoning signoff for the plat prior to Planning and Zoning review.
4. Pursuant to ULDR Sec. 47-25.2.F. Adequacy requirements, Parks and Open Space, a minimum of three (3) acres property per 1,000 residents or cash equivalent value is required prior to obtaining a building permit for this development. The cash equivalent is \$88,830.
5. The future site plan for this development will be reviewed under ULDR Sec. 47-18.21 and the residential density shall not exceed fifty (50) dwelling units per gross acre.
6. Development must also comply with Sec. 47-23.8 Waterway Use which requires site plan level III review.
7. A marina is a conditional use in B-1, also requiring site plan level III review.
8. Additional comments may be forthcoming at DRC meeting.